

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING SUBMISSION OF
THE SOUTH COVE URBAN RENEWAL PLAN AND SUPPORTING DOCUMENTATION TO MAYOR
OF THE CITY OF BOSTON, CITY COUNCIL, AND STATE DIVISION OF URBAN RENEWAL

WHEREAS, the Boston Redevelopment Authority has approved an Urban Renewal Plan for the South Cove Project Area, which Plan is dated June 8, 1965, and consists of 34 pages and 4 maps; and

WHEREAS, the Boston Redevelopment Authority, which is the duly designated and official planning board for the City of Boston, has found that the Urban Renewal Plan is based on a local survey and conforms to the general plan of the community as a whole; and

WHEREAS, the approval of the Urban Renewal Plan by the Mayor, Boston City Council and Division of Urban Renewal of the Department of Commerce and Development is required under State law before an Urban Renewal Plan can be undertaken and carried out;

NOW, THEREFORE, it is hereby RESOLVED:

That the Chairman of the Authority is hereby authorized to submit to the Mayor, for his submission to the City Council, and to the Division of Urban Renewal of the Department of Commerce and Development, for their approval and appropriate findings, the Urban Renewal Plan, together with supporting documentation related thereto.

NOW, THEREFORE, it is hereby RESOLVED:

(1) That the Authority does hereby find and determine that the character and conditions of the Project Area as described in the Project Area Report and the Memorandum of June 3, 1965 do exist;

(2) That the Authority does hereby find and determine that the Project Area is at present a blighted, deteriorated and/or deteriorating area in that seventy percent of the 545 buildings in the Project Area contain building deficiencies; that 75% of the residential dwellings have building deficiencies; that 50% of the buildings contain extensive minor defects which, taken collectively, are causing certain buildings to have a deteriorating effect on the surrounding area; that there are deteriorating conditions in 59% of the buildings due to defects not correctable by normal maintenance; and that 27% of the buildings contain defects to a point warranting clearance;

That the Authority does further find that the Project Area contains more than two environmental deficiencies in that 70% of the buildings are located on insufficient sites, that there exist detrimental land uses or conditions, including incompatible uses, structures in mixed use, 14.23% of the residential buildings containing commercial uses, and adverse influences from noise, smoke or fumes, that unsafe, congested and poorly designed streets exist, 60% of the Project Area streets being obsolete by length, and that inadequate public utilities, community facilities and absence of public park space are prevalent which contribute to unsatisfactory living conditions, and economic decline;

(3) That the Authority does hereby find and determine that the Project Area is at present a substandard area, wherein dwellings predominate, which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, and a combination of these factors, are detrimental to

safety, health, welfare and sound growth of the community;

(4) That the Authority does hereby find and determine that the Project Area is at present a decadent area in that it is an area which is detrimental to the safety, health, welfare and sound growth of the community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete, in need of major maintenance or repair, because of much of the real estate in recent years has been sold for non-payment of taxes or upon foreclosure of mortgages, because 10% of the buildings have been torn down and not replaced and which, under existing conditions, it is improbable that the buildings will be replaced, because of a substantial change in business and economic conditions, because of inadequate light, air and open space, because of excessive land coverage, and because diversity of ownership, irregular lot sizes, and obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise;

(5) That the Authority does hereby further find and determine that the several buildings and environmental deficiencies found by the Authority to exist in the Project Area are present to a reasonable degree throughout the Project Area in such manner as to warrant including the entire Project Area as part of the South Cove Urban Renewal Project;

(6) That the Authority does hereby further find and determine that the undertaking of the South Cove Urban Renewal Project in the Project Area will further promote the public welfare and the proper development of the community by making land in such area available for disposition, for uses in accordance with the Urban Renewal Plan, to educational institutions and hospitals for redevelopment in accordance with the use or uses specified in the Urban Renewal Plan, and by providing, through the redevelopment of the area in accordance with the Urban Renewal Plan, a cohesive neighborhood environment compatible

with the functions and needs of such educational institutions and
hospitals; and

(7) That the Authority does hereby further find and determine
that the Project Area is an eligible urban renewal area.